Address For New Owner As Follows:
TY Investments, LLC.
15 Bull Street, Suite 200
Savannah, GA. 31401

Send Tax Bills To:
New Owner

Map-Parcel No.
Map 070
Group 09
Parcel No. 133.00

This instrument prepared by:
Trustland Title & Escrow, LLC
1720 West End Avenue, Suite 400
Nashville, TN 37203
Chris Corriveau

Davidson County DEEDWARR
Recvd: 11/29/07 16:04 2 pgs
Fees:13.00 Taxes:1665.00
20071129-0138704

Warranty Deed

THIS INDENTURE, made and entered into as of the 19th day of November 2007, by and between **JRN, Inc.** (hereinafter referred to as "Grantor") and **TY Investments, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee").

WITNESSETH: that for and in consideration of the sum of Ten Dollars cash in hand paid by Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Grantor has this day bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in the Sixth Civil District of Davidson County, Tennessee, Being Lot No. 1 on the Plan of GEORGE HICKS PROPERTY, SECTION IV, of record in Plat Book 5190, page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point (on the westerly margin of Nolensville Road), being the northeast corner of the Black & Decker property; thence S 71 degrees 06' 19" West 255.43 feet to an iron pin; thence North 16 degrees 47' W 93.40 feet to an iron pin; thence N 69 degrees 35' E 250.30 feet to an iron pin, being the point on the westerly margin of Nolensville Road, being 182 feet more or less, south of the intersection of Northcrest Drive, thence along margin of said Road, 100.0 feet to the point of beginning.

Being the same property conveyed to JRN Inc. by General Warranty Deed from KFC National Management Company of record in Deed Book 11538, page 548, in the Register's Office of Davidson County, Tennessee.

Property known as 4807 Nolensville Road, Nashville, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, hereditaments , estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of said real estate in fee simple, that it has a good right to convey it, and that the same is unencumbered, except for: 2008 City and County taxes, not yet due and payable; subdivision restrictions, building lines and easements of record in Plat Book 5190, page 65, in the Register's Office of Davidson County, Tennessee; easements of record in Book 4169, page130 and Book 6518, page 747, all in the Register's Office of Davidson County, Tennessee; and all terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4496, Page 844, as amended in Book 5323, Page 367, Register's office of Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," if more than one person or entity be referred to. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand as of the day and year first above written,

JRN, Inc.

Clay M. Neal, VP (L.S.)
By: Clay M. Neal, Vice President

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clay Neal, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the owner of said property and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and Notarial Seal at office this 19th day of November 2007.

SUSAN VAN DUSEN NOTARY PUBLIC AT LARGE MAURY COUNTY TENN

Susan Van Dusen
Notary Public

My Commission Expires:
1-22-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Clay M. Neal
Affiant

Subscribed and sworn to before me this 19th day of November, 2007.

Susan Van Dusen
Notary Public

My Commission Expires:
1-22-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

SUSAN VAN DUSEN NOTARY PUBLIC AT LARGE MAURY COUNTY TENN